

District III Advisory Board Minutes
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March 2, 2005
7:00 p.m.

Colvin Neighborhood City Hall
2820 S. Roosevelt

The District III Advisory Board meeting was held at 7:00 p.m. at the Colvin Neighborhood City Hall at 2820 S. Roosevelt. The District III City Council member, Phil Lambke and seven (7) District Advisory Board members were in attendance. Seven (7) City staff were present and approximately (7) members of the public, most of whom signed in.

Members Present

Jim Gulick
William Ward
Joann Hartig
Charlotte Foster
Judy Dillard
John Kemp
Laura Simpson
CM Phil Lambke

Members Absent

Matt Foley
Phyllis Hall

Staff Present

Vicki Mork
Scott Wadle
Mark Stanberry
Stephen Banks
Officer Steven Jerrell
Officer Inkelar
Officer Stewart Blurton

Guests

See page

ORDER OF BUSINESS

Call to Order

Council Member Lambke called the meeting to order at 7:05 pm.

Approval of Minutes

Hartig (Gulick) moved that minutes from the February 2, 2004 meeting be accepted and approved.

Action: Received and filed.

Public Agenda

1. Scheduled Items

No items were scheduled.

Recommended Action: Provide comments/take appropriate action.

2. Off Agenda Items

None were presented.

Recommended Action: Provide comments/take appropriate action.

Staff Presentations

3. Community Policing

Officer Steve Jerrell, East Patrol, 33 Beat which, covers part of the K-15 Neighborhood Association and all of Planeview began his presentation by passing out maps of the beat area showing recent larcenies. The problems are being addressed. All Community Policing officers for East Patrol would be attending DAB on a rotating basis.

Officer Inkelar, South Patrol, 29 Beat reported on a recent growing trend of public storage facilities being used to harbor and produce drugs like “crystal meth”. Storage facilities can be rented for \$20.00 per month and are not supervised. The storage owners and managers are very supportive of Police actions to combat this and willingly grant permission to bring the drug-sniffing dogs on to the private property.

Recommended Action: Receive and file.

4. Metropolitan Area Planning Department

Stephen Banks, MAPD presented proposed amendments to the Wichita-Sedgwick County Comprehensive Plan. Policy updates include developing a regional water plan through the auspices of South Central Kansas Water Coalition to ensure an adequate sustainable long-term water supply; protect the Equus Beds; and formation of joint Wichita-Sedgwick County task force to solve storm water and flood plain issues in Sedgwick County. Creation of a partnership between Greater Wichita Area Economic Development Coalition and Sedgwick County Association of Cities is proposed to coordinate and promote regional economic development initiatives.

Ward asked if Goal 2 of the Amended Comprehensive Plan Objective/Strategy Statements would affect proposed CIP projects to address drainage. **Banks** said the intent is to bolster the projects. **Foster** asked if City expansion was contributing to her increasing gas bill. It was explained that was not a factor.

Banks moved on to review Wichita and Small Cities 2030 Urban Service Areas Map. The map reflects municipal annexations since 202; revised metropolitan wide population and employment projections March 2004; and necessary adjustments to urban service areas handouts for small city 2030 urban service areas and Wichita’s 2030 urban service areas. Tan color on map indicates areas for possible expansion thru 2030.

The Wichita Functional Landscape Guide shows red areas representing expanded commercial areas and expanded employment areas. The document is a guideline for the community and developers. It shows what Planning projects for the future based on permit processes in areas of the city. Flood plain issues have been taken into consideration with proposed expansion areas. The map shows two water detention areas on the west side of Wichita. **Ward** asked about east side proposed expansion and drainage. **Banks** replied that would be looked at by South Central Kansas Water Coalition.

Kemp asked if there was a way to track commercial growth in various parts of town. **Banks** explained there was a report on MAPD website called the Development Trends Report 2004 in addition to the 5 Year Trend Study. **Dillard** asked for clarification of the green areas on the map and was told they represented both parks and open spaces. **Banks** reminded everyone the maps are guides not definitive versions of community development and that is why annual revisions are important. The Comprehensive Plan is tied to the City's receipt of federal money for transportation projects.

Dillard expressed concerned about lots that had been zoned for 5 acre plots when they were in the county doesn't seem feasible now they have been annexed. **Banks** explained the urban residential designation portrayed on the map calls for 5000 square foot lots. **Dillard** expressed concern about possible changes between DAB endorsement today with plan implementation not occurring until April.

Foster asked about livestock on property being annexed with in. **Banks** said some livestock can be allowed but conformity with City policies is required.

Recommended Action: Ward (Gulick) moved the proposed amendments to the Wichita-Sedgwick Comprehensive Plan be approved. Motion carried 6:1.

5. Housing and Community Services

Mark Stanberry, Housing Services Department presented a Request for Resolution of Support for an application for Low-Income Housing Tax Credits to be used to refurbish Keystone Apartments located at 758 S. Sylvan Lane by Midwest Ventures L.L.C. The tax credits are a funding mechanism from the Federal government that are divided up by states. The State of Kansas requires developer/owners to obtain a Resolution of Support from the local government for this type of application.

The City requires a 20% set aside of apartment units with the use of tax credits. The developer will reserve 18 units for market rate tenants. **Rob Snyder**, owner of Keystone Apartments, explained he has owned them for 6 months already. They are north of Lincoln between Oliver and Edgemoor. The previous owner had received tax credits also but had not fulfilled the agreement. The apartment complex had a high vacancy rate when he bought them. Currently he is working on Morris south to Lincoln.

Snyder explained no tenants are being displaced due to the renovation; the apartments have basements; to alleviate lead paint concerns windows are being replaced. The correct amount

of the project was questioned and further explanation of tax credits was offered by Stanberry.

Recommended Action: Foster (Dillard) recommended resolution of support be approved. Passed 5:1. (Ward recused himself from vote due to conflict of interest.)

6. Updates, Issues and Reports

Ward asked for clarification on City Council vote on ZON2004-00066 - Zone change from “SF-5” Single-family Residential to “LC” Limited Commercial. He was informed the Council approved the change 7:0 but did not link the change to the postal project.

Dillard volunteered to serve on the Community Advisory Council, a subcommittee of the Community Council on Homeless Advocacy (CCHA).

Gulick (Kemp) made a motion to adjourn

Recommended Action: Address each item as appropriate.

7. Next Meeting

The next regularly scheduled meeting for District Advisory Board III will be April 6, 2005 at Colvin Neighborhood City Hall at 7:00 p.m.

No Action Required

Adjournment

Respectfully Submitted,

Vicki Mork, Neighborhood Assistant

Visitors

Pat Pickard	2928 Dunham
Jesse Sheffield	2526 S. Mosley
Rob Snyder	3620 Sunnybrook
Elena Ingle	3608 Meadow Lane
Mike Brincefield	4730 Ida
Paul Davis	6417 S. Madison Court
Roy Simpson	1559 Roanoke